

127.0

Map

0005

Block

0019.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 844,800 /

USE VALUE: 844,800 /

ASSESSED: 844,800 /

Total Card /

Total Parcel

844,800

844,800

844,800

PROPERTY LOCATION

| | | |
|-----|--------|--------------------------|
| No | Alt No | Direction/Street/City |
| 6-8 | | GLOUCESTER ST, ARLINGTON |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | AYAD AHMED & DANUTA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 6 GLOUCESTER ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02476 |

PREVIOUS OWNER

| | |
|-----------|--------------------|
| Owner 1: | MELITSE CHRISTOS - |
| Owner 2: | - |
| Street 1: | 5 DOANE ST |
| Twn/City: | WILMINGTON |
| St/Prov: | MA |
| Postal: | 01887-1923 |

NARRATIVE DESCRIPTION

This parcel contains 3,613 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Vinyl Exterior and 2894 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 3 | Below Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 104 | Two Family | | 3613 | | Sq. Ft. | Site | | 0 | 70. | 1.46 | 8 | | | | | | | | | 369,873 | | | | | | 369,900 | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 104 | 3613.000 | 474,900 | | 369,900 | 844,800 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.083 | 474,900 | | 369,900 | 844,800 |
| Total Parcel | 0.083 | 474,900 | | 369,900 | 844,800 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 291.87 | /Parcel: | 291.8 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 104 | FV | 474,900 | 0 | 3,613. | 369,900 | 844,800 | 844,800 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 369,700 | 0 | 3,613. | 369,900 | 739,600 | 739,600 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 368,100 | 0 | 3,613. | 327,600 | 695,700 | 695,700 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 345,200 | 0 | 3,613. | 274,800 | 620,000 | 620,000 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 345,200 | 0 | 3,613. | 274,800 | 620,000 | 620,000 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 313,800 | 0 | 3,613. | 237,800 | 551,600 | 551,600 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 313,800 | 0 | 3,613. | 229,800 | 543,600 | 543,600 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 326,500 | 0 | 3,613. | 218,800 | 545,300 | 545,300 | | 12/13/2012 |

SALES INFORMATION

| | | | | | | | | | |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| MELITSE CHRISTO | 1429-58 | | 1/7/2013 | Private | 464,000 | No | No | | |
| MELITSE GEORGE | 1300-73 | | 5/13/2005 | Family | | No | No | | |
| | 741-158 | | 1/1/1901 | Family | | No | No | N | |
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TAX DISTRICT

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|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| MELITSE CHRISTO | 1429-58 | | 1/7/2013 | Private | 464,000 | No | No | | |
| MELITSE GEORGE | 1300-73 | | 5/13/2005 | Family | | No | No | | |
| | 741-158 | | 1/1/1901 | Family | | No | No | N | |
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PAT ACCT.

| | | | | | | | | | |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| MELITSE CHRISTO | 1429-58 | | 1/7/2013 | Private | 464,000 | No | No | | |
| MELITSE GEORGE | 1300-73 | | 5/13/2005 | Family | | No | No | | |
| | 741-158 | | 1/1/1901 | Family | | No | No | N | |
| | | | | | | | | | |
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BUILDING PERMITS

| | | | | | | | | |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 10/28/2018 | 1608 | Insulate | 3,007 | C | | | | |
| 8/23/2018 | 1223 | Redo Bat | 4,000 | C | | | | |
| 3/9/2018 | 255 | Redo Kit | 2,200 | C | | | | |
| 7/14/2016 | 972 | Redo Bas | 20,000 | | 7/14/2016 | | | Basement renovatio |
| 6/26/2014 | 753 | Alterati | 3,000 | | | | | |
| 6/3/2014 | 583 | Renovate | 1,000 | | | | | |
| 11/13/2013 | 1670 | Manual | 2,481 | C | | | | |
| | | | | | | | | |
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ACTIVITY INFORMATION

| | | | |
|------------|--------------|-----|---------|
| Date | Result | By | Name |
| 12/1/2017 | MEAS&NOTICE | HS | Hanne S |
| 7/1/2014 | External Ins | PC | PHIL C |
| 6/23/2014 | External Ins | PC | PHIL C |
| 2/3/2014 | Info Fm Prmt | EMK | Ellen K |
| 1/12/2009 | Measured | 345 | PATRIOT |
| 6/6/2000 | Inspected | 163 | PATRIOT |
| 12/9/1999 | Mailer Sent | | |
| 11/29/1999 | Measured | 264 | PATRIOT |
| 1/1/1982 | | CM | |

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

